

Reelfoot Lake State Park
2595 State Route 21 East
Tiptonville, TN 38079

Replace Siding on ONE Residence
Ranger Residence Cabin Area

General The contractor will be responsible for all materials, labor, and equipment required to replace siding on one residence at Reelfoot Lake State Park (Cabin Area Ranger residences). All work is to be done in accordance with the latest IBC codes. Any deviations from the scope of work will be executed only after written approval is received. The contractor will be responsible for safety and security of the site during this project. Contractor will use caution tape and barriers where necessary. The contractor will be responsible for notifying park staff at the end of each day before leaving, as to ensure the site is secure. The contractor is responsible for disposal of all waste off state property. **The contractor is to visit site to obtain accurate measurements. This project must be completed prior to May 1· 2022.**

Existing:

The residence at air park was built in the mid 70's. The T1-11 wood siding is starting to deteriorate from moisture and the weather.

Scope: Remove existing siding; install house wrap; install fiber cement board and batten siding and trim; caulk and paint

A. Removal:

1. The contractor will be responsible for the removal of the existing wood trim, the T1-11 siding and windows in a manner that will leave the residence habitable to the occupant while work is ongoing.
2. The contractor will notify the listed contacts if any additional damage is found and not proceed until authorized.

B. Installation:

1. The contractor will be responsible for the installation of insulation of R-13 value or greater, 5/8 treated plywood and house wrap as a base for Hardie board siding.
2. The contractor will be responsible for the installation of flashing over the doors, windows, heating ducts, above shed roof, and where siding meets

- the rock around the bottom of the wall. The flashing will have a z-bar shape and have a hem or crimp on the outside edge.
3. The contractor will install in a board and batten pattern with battens at 12 inches on center with horizontal band board as required.
 4. The contractor will be responsible for installing new fiber cement trim around all doors, windows, heating ducts, inside and outside corners meeting all specifications listed.
 5. The contractor will be responsible for replacing any decayed and damaged fascia prime and paint both sides. Wrap all fascia with 19-gauge trim coil color to match paint. They shall also supply and install replacement attic vents of equal size and color.
 6. The contractor will be responsible for installing new prefinished (color to be chosen by park manager) fiber cement board and batten siding on all exterior walls of the residences. Installation of all new fiber cement material will be according to the manufacture's installation requirements. The contractor will be responsible for staying within the spacing requirements of the manufacture's recommendations.
 7. The contractor will be responsible for supplying and installing replacement windows throughout the residence. These windows will be full screen double hung vinyl replacement windows. This will include trim caulking replacement of any decayed material adjacent to or in contact with the window. These windows will be low E with foam insulated frame and of premium vinyl construction with fusion welded sashes. All welded construction and full-length lift rail. Deluxe cam locks, dual fin weather stripping, night ventilation latches and a rubber sash seal.
 8. The contractor will supply and install new painted steel insulated pre-hung entry doors with a six light style grid style window. The window will be double pane low E energy star rated.
 9. The contractor will be responsible for caulking all butt joints, inside and outside corners, door and window trim, and anywhere caulking is required. (all butt joints will have weather barrier installed behind joint and caulked)
 10. The contractor will be responsible for supplying all prefinished fiber cement (color chosen by park management) materials installed and.
 11. The contractor will be responsible for two coats of touch up paint where necessary on the entire building post construction.
 12. The contractor will remove and replace the front porch handrails with a powder coated black aluminum step rail and porch rails in the footprint of the existing rails.

13. The contractor will pressure wash prime the carport ceiling and porch ceiling and inspect for damage or decay. Any items found to be in disrepair will be repaired.

14. The contractor will prime and paint these areas with two coats of paint.

Materials:

All materials must be approved by Facilities Management before installation.

House wrap:

Non-woven with 10-year warranty

Acceptable brands

Dupont, Kingspan (or equal)

Siding:

Type
woodgrain

Fiber Cement board and batten with
with 30-year warranty

Acceptable brands

James Hardie Cedarmill, Allura (or equal)

Acceptable brands

James Hardie, Allura (or equal)

Corner trim:

Type

Fiber Cement with woodgrain
with 30-year warranty

Outside corner

5/4 X 3.5 Inch

Inside corner

5/4 X 3.5 inch

Acceptable brands

James Hardie, Allura (or equal)

Window and door trim:

Type

Fiber cement with woodgrain
with 30-year warranty

Size

5/4 X 3.5 inch

Acceptable brands

James Hardie, Allura (or equal)

Caulking:

Type	Elastomeric Joint Sealant complying with ASTM C920 Grade NS, class 25 or higher Or Latex Joint Sealant complying with ASTM C834
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Acceptable brands	DAP, Titebond (or equal)
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Finish:

Exterior Paint	Exterior Acrylic Latex with Lifetime Limited Warranty
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Acceptable brands	Sherwin-Williams, PPG (or equal)
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Color: to be determined by Park Manager

Moisture Barrier behind butt joints: Aluminum flashing

Acceptable brands	Union Corrugating, Amerimax (or equal)
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PAINT SPECIFICATIONS:

I. SURFACE PREPARATION

- A. All surfaces to be painted shall be clean, cured, dry and free of rust, mill-scale, oil, grease, dirt, salts, wax, efflorescence, mildew, surface deposits or loose or scaling paint.
- B. All gaps must be filled with approved caulk.
- C. Glossy surfaces of old paint must be dulled.
- D. Prepared surface must be protected by use of specified and approved primer.
- E. Surface must be inspected by park Facilities Management representative prior to coating application, however, prepared non-protected metal substrates must be immediately primed.

II. COATING APPLICATION

- A. Coating may be applied by brush, applicator pad, roller, convention or airless spray in a minimum of two coats or as otherwise specified.
- B. Specific dry film thickness recommended by manufacturer must be achieved.
- C. Even coats, of complete coverage, which are free from sags, drips, streaks and bubbles must be obtained.

- D. Mixed coatings must be stirred thoroughly before and occasionally during use.
Do not thin.
- E. Working conditions must be within manufacturer's recommendations.
- F. Owner will inspect prior to each subsequent coat.
- G. All label instructions must be followed.
- H. It shall be the responsibility of the contractor to insure a safe work environment for workers.
- I. Contractor will conduct activities within park operational guidelines to limit disruption to park patrons or staff.

III. WARRANTY PERIOD

- A. Materials and workmanship shall be warranted against streaking, fading, cracking, peeling or otherwise failing for a period of one (1) year following the date of final inspection of the work.

JOB SPECIFICATIONS:

Color	To be chosen by Park Manager
Gloss % exterior	to be chosen by Park Manager
Tint base	Manufacturer's recommendation
Primer Vehicle/binder type	Latex
Finish coat Vehicle/binder type	Latex
Minimum coverage @ one mil DFT	400 to 500 sq. ft/gal
Application method	Sprayed, rolled or brushed
Acceptable surface preparation methods	Scrape/ sand

SUBMITTALS:

Prior to beginning any work, the contractor/vendor must submit the following for approval:

- Paint chip
- Primed/painted/cured substrate
- Paint/primer manufacturer's technical data sheet and MSDS sheet
- Wood filler, caulk and/or putty technical data sheet

Protection:

All bidders are advised to visit site to verify all conditions and dimensions. No allowances will be made by the agency due to any bidder neglecting to visit the site and verifying dimensions and conditions.

Contractor will perform work on regular time and will invoice work time and material not to exceed the quoted price. Any variance in quote will be addressed with a representative of Facilities Management, West TN Regional Office (WTRO) before additional work or materials are supplied.

Work shall be scheduled to avoid any interference with normal operation of the park as much as possible. During the construction period, coordinate construction schedules and operations with the agency. **Work must be conducted during the normal business hours of Monday through Friday, 8:00 a.m. to 4:30 p.m., unless approval for an alternate schedule is arranged with Facilities Management.**

Successful contractor to schedule and attend a pre-construction conference where a pre-construction form will be signed by Facilities Management, Contractor and Park Manager or park representative before work can begin. Contractor must also schedule and attend a final inspection where a final inspection form will be signed by Facilities Management, Contractor and Park Manager or park representative before invoice will be paid.

Project will begin within 15 days of Purchase Order issuance and be complete by May 1, 2022, unless Facilities Management has approved other agreement.

The contractor will protect areas adjacent to his work and will be required to repair any damage he may cause. Contractor will protect work of other trades. Contractor will correct any painting related damage by cleaning, repairing or replacing, and refinishing as directed by Facilities Management.

Workmanship is to be warranted for not less than one year from date of final inspection. Materials will be warranted as per manufacturer's warranty.

All materials, equipment, and supplies are to be new and in good condition, UL listed when applicable, and all work accomplished in a manner acceptable to Facilities Management.

Submittals shall be required on all materials and must be presented for approval by the State of Tennessee representative.

Clean up of the project site shall be the responsibility of the contractor. Contractor to assure that job site is clean of nails, debris, etc., at end of each day to ensure safety. Contractor will clean up and haul away all scrap when work is completed to an approved location off state property.

Contractor, employees, or sub-contractors shall be licensed, certified, or registered as required. They must be registered in the State of Tennessee Edison purchasing system.

The contractor shall have a Certificate of Insurance on file with Facilities Management. Contractor will have insurance as will protect the contractor from claims which may arise out of or result from the contractor's operations under the contract and for which the contractor may be held legally liable, whether such operations be by the contractor or by sub-contractor or by anyone directly or indirectly employed by any of them, or anyone associated with them for whose acts they may be liable. Sub-contractors must also be registered in the State of Tennessee Edison purchasing system, be listed on the bid application and must show proof of insurance and have workers compensation. Insurance requirements are listed below.

The State of Tennessee shall not be held liable for any damage, loss of property, or injury of personnel resulting from actions of the contractor and/or his/her sub-contractors or employees.

Contractor shall obtain all fees and permits required for project. Contractor shall have a copy of project specifications, always permits and certificate of insurance on project site

Contractor shall comply with all applicable codes, standards, and regulations in execution of project. All work must conform to the International Building Code 2008.

Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to West Tennessee Regional Office via mail, fax or e-mail (address: 21540 Natchez Trace Road, Wildersville, TN 38388, fax: 731-968-5668; or e-mail: susan.blankenship@tn.gov).

Authorized Contacts: Roger Blankenship office 731-968-6608 cell 731-307-9715 roger.blankenship@tn.gov or Steve O'Dell, Office 731-968-6608, Cell 731-307-9716, steve.odell@tn.gov

Note: Before the Contract resulting from this ITB is signed, the apparent successful proposer must be registered with the Department of Revenue for the collection of Tennessee sales and use tax. The State shall not approve a contract unless the proposer provides proof of such registration. The foregoing is a mandatory requirement of an award of a contract pursuant to this solicitation.